

Debtor(s).

Location: 255 E. Temple Street, Courtroom 1539, Los Angeles, CA 90012

Last date to file objections: 06/14/2017

Description of property to be sold: real property located at 13239 Rose Street, Cerritos, CA.

Terms and conditions of sale: The property will be sold "as is, where is" with no warranties or representation of any kind whatsoever.

Proposed sale price: \$ 680,000.00

Overbid procedure (if any): See attached for proposed overbid procedures.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

June 28, 2017 at 10:00 a.m., in Courtroom 1539, 255 E. Temple Street, Los Angeles, CA 90012.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Varand Gourjian, Esq. (SBN 205344)
GOURJIAN LAW GROUP, P.C.
101 N. Brand Blvd., Suite 1220
Glendale, CA 91203
Telephone: (818) 956-0100
Facsimile: (818) 956-0123
Email: varand@gourjianlaw.com

Date: 06/07/2017

Recommended Overbidding Procedures

The Trustee believes that the Court may require an opportunity for overbidding prior to the approval of the proposed sale. As a result, the Trustee proposes the following overbidding procedures:

(1) The initial overbid must be all cash and must be at least \$700,000 with no contingencies to closing whatsoever.

(2) Any party who would like to bid on the Property during the hearing on the Motion must contact the Trustee's counsel at least 24 hours prior to the hearing and provide evidence of financial resources to the Trustee's reasonable satisfaction. Any overbidder must also submit, before the time of the hearing, a deposit for the purchase of the Property by cashier's check or other cash equivalent in the amount of at least \$20,000.

(3) Overbid increments to be at the discretion of the Court.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

101 N. Brand Blvd., Suite 1220, Glendale, CA 91203

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 06/07/2017, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 06/07/2017, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

The Honorable Sheri Bluebond, Chief Judge
United States Bankruptcy Court - Central District of California
255 E. Temple Street, Suite 1534
Los Angeles, CA 90012

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

06/07/2017
Date

Lisa Choi Lin
Printed Name

/s/ Lisa Choi Lin
Signature

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- **Wesley H Avery (TR)** wes@averytrustee.com,
C117@ecfbis.com;lucy@averytrustee.com;alexandria@averytrustee.com
- **Julian T Cotton** Julian.Cotton@BuckleyMadole.com
- **Varand Gourjian** vg@gourjianlaw.com,
pateel@gourjianlaw.com;maria@gourjianlaw.com;lisa@gourjianlaw.com
- **Timothy McFarlin** tmcfarlin@yahoo.com, talien@mcfarlinlaw.com;kathy@mcfarlinlaw.com
- **Yvonne Ramirez-Browning** BANKRUPTCYCLS@wellsfargo.com
- **United States Trustee (LA)** ustpreion16.la.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL:

- See attached Mailing Matrix.

Label Matrix for local noticing
0973-2

Case 2:17-bk-12371-BB
Central District of California
Los Angeles
Wed Jun 7 12:33:21 PDT 2017

Los Angeles Division
255 East Temple Street,
Los Angeles, CA 90012-3332

TOYOTA MOTOR CREDIT CORPORATION
14841 Dallas Parkway, Suite 300
Dallas, TX 75254-7883

Amex
Correspondence
Po Box 981540
El Paso, TX 79998-1540

Wells Fargo Bank, National Association
Office of the General Counsel
Wells Fargo & Company
Yvonne Ramirez-Browning
21680 Gateway Center Dr, Ste 280
Diamond Bar, CA 91765-2456

Bank of America
4060 Ogletown Stan
Newark, DE 19713

Caliber Home Loans, Inc
Attn: Cash Operations
Po Box 24330
Oklahoma City, OK 73124-0330

Capital One
Po Box 30285
Salt Lake City, UT 84130-0285

Chase Card
Attn: Correspondence
Po Box 15298
Wilmington, DE 19850-5298

Citi
PO BOX 6241
Sioux Falls, SD 57117-6241

Kohls/Capital One
Kohls Credit
Po Box 3043
Milwaukee, WI 53201-3043

McFarlin LLP
4 Park Plaza, Suite 1025
Irvine, CA 92614-2576

Synchrony Bank/Gap
Po Box 965064
Orlando, FL 32896-5064

Target
C/O Financial & Retail Srvs
Mailstopn BT POB 9475
Minneapolis, MN 55440-9475

(p)TOYOTA MOTOR CREDIT CORPORATION
PO BOX 8026
CEDAR RAPIDS IA 52408-8026

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

Wells Fargo
PO BOX 30427
Los Angeles, CA 90030-0427

Wells Fargo Bank, National Association
c/o Yvonne Ramirez-Browning
21680 Gateway Center Drive, Suite 280
Diamond Bar, CA 91765-2456

Michael Andrew Yi
13239 Rose Street
Cerritos, CA 90703-8625

Petra Sara Yi
13239 Rose Street
Cerritos, CA 90703-8625

Timothy McFarlin
4 Park Plaza Ste 1025
Irvine, CA 92614-2576

Wesley H Avery (TR)
758 E. Colorado Blvd., Suite 210
Pasadena, CA 91101-5407

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Toyota Motor Credit Corp
Po Box 8026
Cedar Rapids, IA 52408

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Anne M. Schauerman
Wells Fargo Legal Dept

End of Label Matrix	
Mailable recipients	21
Bypassed recipients	1
Total	22